

Message Text

UNCLASSIFIED

PAGE 01 STATE 028025
ORIGIN FBOE-00

INFO OCT-01 EUR-12 ISO-00 A-01 SY-05 /019 R

DRAFTED BY A/FBO:PWSTANGE:ADC
APPROVED BY A/FBO:WLSLAYTON
EUR/EX:PBOFINGER (PHONE)
SY:AHANREHAN (SUBS)
-----010238 021914Z /41

P R 021729Z EEB 78
FM SECSTATE WASHDC
TO AMEMBASSY BRUSSELS PRIORITY
INFO AMCONSUL FRANKFURT

UNCLAS STATE 028025

FRANKFURT FOR RSS

E.O. 11652: N/A

TAGS: ABLD, AFSP, ASEC

SUBJECT: PROPOSED NEW MARINE GUARD QUARTERS

REF: BRUSSELS OM JANUARY 16

1. DRAFT LEASE SUBMITTED REFERENCED OM SHOULD BE
AMENDED OR CLARIFIED AS FOLLOWS:

(A) ARTICLE 2: CHANGE SECOND PARAGRAPH TO READ:
QUOTE A BUILDING LOCATED AT AVENUE BORDET, EVERE TO BE
CONSTRUCTED BY THE LESSOR AT HIS EXPENSE TO MEET THE
LESSEES REQUIREMENTS AS PROVIDED BY ARTICLE 11, THE
WHOLE HAVING A CADESTRAL VALUE OF (INSERT AMOUNT) BF AND
MEASURING 1,100 SQUARE METERS (INTERIOR). THE LAND
ITSELF CONSISTING OF 15.33 ARES. IT IS IN CADASTRE
SECTION B, NUMERO 210C POUR PARTIE. ENDQUOTE
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(B) ARTICLE 3: FIRST SENTENCE, FOURTH LINE. CHANGE
PHRASE QUOTE ... BEGINNING 255 DAYS AFTER HAVE BEEN
FULFILLED ENDQUOTE TO READ QUOTE COMMENCING ON THE DATE THE
PREMISES IS ACCEPTED BY THE LESSEE IN WRITING AS READY FOR
OCCUPANCY. ENDQUOTE

(C) ARTICLE 3B: LAST PARAGRAPH. IT IS NOT CLEAR IF THE INTENT OF THIS PARAGRAPH IS TO DELAY START OF RENT PAYMENTS OR TO DELAY THE START OF RENT ACCURAL. IF THE FORMER, THE PARAGRAPH SHOULD BE OMITTED. IF THE LATER THE PARAGRAPH SHOULD BE CHANGED IN ITS ENTIRETY AND INSTEAD SIMPLY STATE THAT THE FIRST 10 DAYS OF OCCUPANCY WILL BE RENT FREE.

(D) ARTICLE 5: IT IS NOT CLEAR HOW THE AMOUNTS OF INDEMNITY SPECIFIED WERE DETERMINED. PLEASE CLARIFY.

(E) ARTICLE 6: PLEASE CLARIFY HOW THE AMOUNT SPECIFIED FOR THE RENT WAS DETERMINED. HOW DOES IT COMPARE TO THE GOING LOCAL RATE FOR COMPARABLE FACILITIES?

(F) ARTICLE 11: SECOND PARAGRAPH. IT IS NOT CLEAR WHAT THE THIRD LINE READING QUOTE WITH A FORMAL RECEPTION OF THE BUILDING. ENDQUOTE MEANS. IT APPEARS IT COULD BE OMITTED.

(G) ARTICLE 28: TRY TO CHANGE THIS ARTICLE TO PROVIDE A FIRM OPTION TO PURCHASE AT A FIXED AMOUNT LESS ALL OR ANY PORTION OBTAINABLE OF PAID EARNED RENTS AND ALL PREPAID UNEARNED RENTS.

2. PLEASE SUBMIT CONFIRMATION THAT THE CHANGES OUTLINED
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ABOVE ARE ACCEPTABLE TO THE LESSOR AND CLARIFICATION ON THE QUESTIONS RAISED. VANCE

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NNN

*** Current Handling Restrictions *** n/a

*** Current Classification *** UNCLASSIFIED

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*** Current Classification *** UNCLASSIFIED

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Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
SAS ID: 3457123
Secure: OPEN
Status: <DBA CORRECTED> gwr 970825
Subject: PROPOSED NEW MARINE GUARD QUARTERS
TAGS: ABLD, AFSP, ASEC, AFSP
To: BRUSSELS
Type: TE
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